

Napa County Economic Forecast

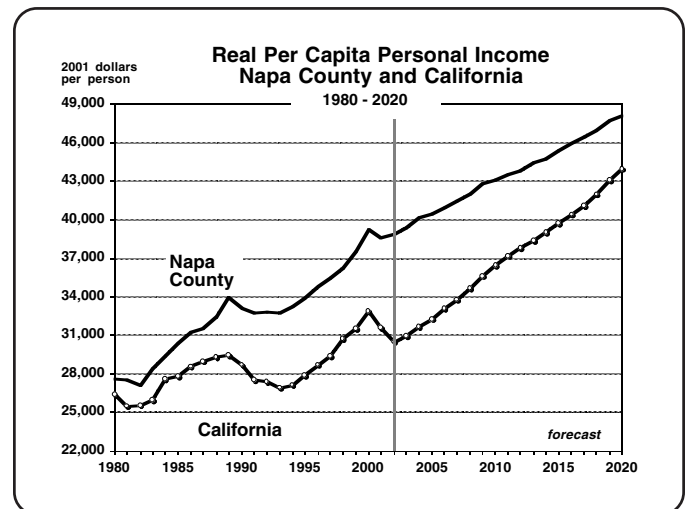
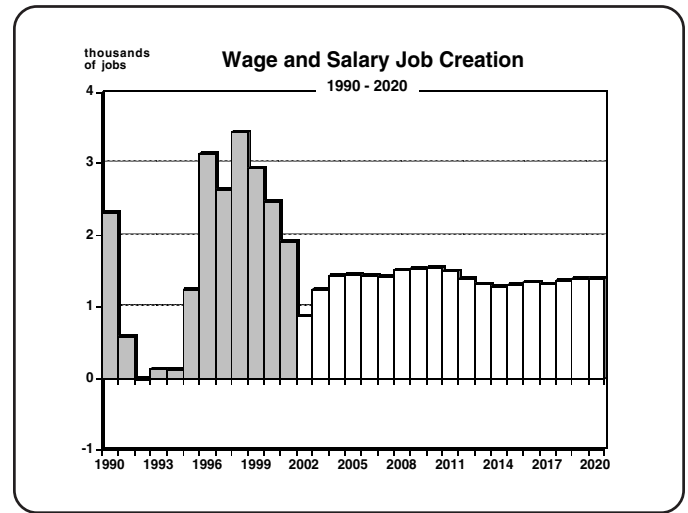
The County's most prominent geographic feature is the Napa Valley, one of the most productive and famous wine growing regions in the world and a popular tourist destination.. The majority of Napa County is primarily agricultural due to the productive and successful wine-growing industry. However, another significant industry forecast to increase employment in Napa's future economy is trade.

Within the services sector, the majority of growth is expected to concentrate in Business services, with most of the gain in employment agencies and help supply service groups. Health services is also expected to add significantly to future services employment.

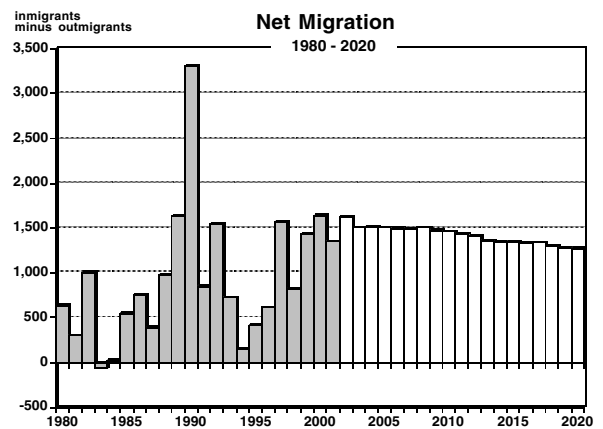
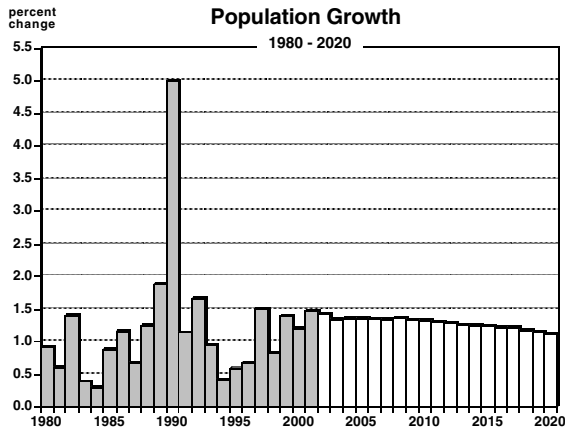
Two industry clusters vital to Napa County are the hospitality/tourism cluster and the food/beverages cluster. Because the fame of the Napa Valley wine region drives the economy in Napa County, these two clusters have been selected for economic development and training programs through a community planning process. Improvement in these two industry clusters would expand employment in hotels, amusement services, various general merchandise and specialty retail stores, food stores, and eating and drinking establishments.

Forecast Highlights

- Growth of jobs slows over the next few years as growth is muted throughout the northern end of the State. However, labor markets in the county are expected to create an average of 1,300 jobs per year for the next 5 years. The unemployment rate averages about 4 percent over the forecast period.
- Population growth increases slightly, averaging 1.3 percent per year over the next 5 years. Net in-migration remains stable, and the natural increase dominates population growth. Less housing is built in the county, and with more population, housing densities are forecast to rise.
- A total of 905 housing units were permitted in Napa County in 2001. That number declines to 537 in 2002, and 560 in 2003. For all years of the forecast, the number of housing units ranges between 500 and 600 per year.



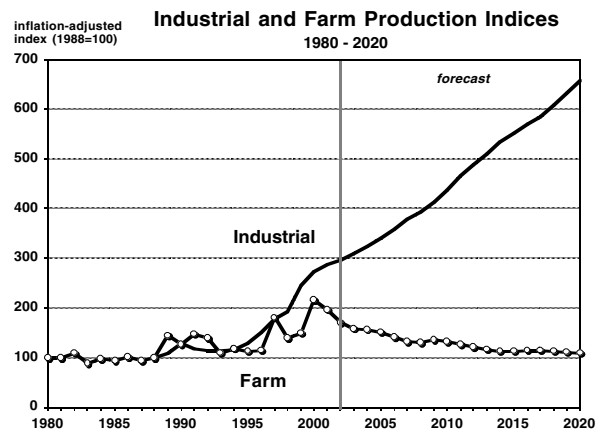
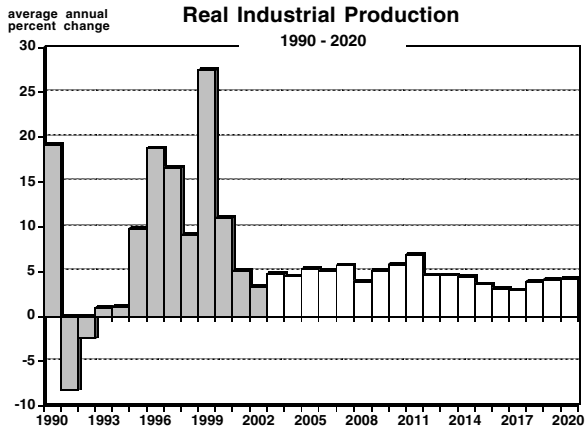
- Real per capita income in 2001 was \$38,600. This indicator of personal wealth rises throughout the forecast, averaging 1.3 percent per year. This compares to the 2.9 percent rate of growth in real per capita income between 1995 and 2000.
- The median home price in Napa County was a relatively affordable \$321,230 in 2001. Real home prices are projected to increase an average of 3 percent per year over the next 5 years. This compares to the 10 percent average increase per year during the 1995-2000 period.



Napa County Economic Forecast

1995-2001 History, 2002-2020 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (number)	Households (thousands)	New Homes Permitted (homes)	Retail Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Farm Crop Value (millions)	Industrial Production (billions)
1995	119,000	419	110,812	44.0	316	\$0.7	\$3.5	\$33,918	\$164.5	\$1
1996	119,800	607	112,769	44.3	232	\$0.8	\$3.7	\$34,770	\$171.6	\$1
1997	121,600	1,572	108,149	44.6	350	\$0.9	\$3.9	\$35,458	\$272.8	\$2
1998	122,600	817	114,984	44.9	483	\$0.9	\$4.1	\$36,235	\$212.3	\$2
1999	124,300	1,427	118,050	45.2	720	\$1.1	\$4.4	\$37,485	\$235.3	\$2
2000	125,800	1,636	122,392	45.3	535	\$1.2	\$4.8	\$39,203	\$350.1	\$3
2001	127,660	1,350	122,584	45.8	905	\$1.2	\$4.8	\$38,593	\$328.3	\$3
2002	129,482	1,621	128,766	46.1	538	\$1.1	\$4.9	\$38,900	\$292.9	\$3
2003	131,216	1,505	130,680	46.6	559	\$1.1	\$5.0	\$39,349	\$277.5	\$3
2004	132,988	1,512	132,715	47.0	565	\$1.2	\$5.3	\$40,083	\$280.0	\$3
2005	134,780	1,504	134,853	47.6	547	\$1.2	\$5.5	\$40,459	\$276.7	\$3
2006	136,587	1,489	137,048	48.1	546	\$1.3	\$5.8	\$40,912	\$266.1	\$3
2007	138,416	1,484	139,293	48.6	570	\$1.4	\$6.1	\$41,415	\$253.3	\$4
2008	140,291	1,503	141,646	49.1	572	\$1.4	\$6.4	\$42,043	\$257.9	\$4
2009	142,157	1,470	144,047	49.6	601	\$1.5	\$6.8	\$42,786	\$272.2	\$4
2010	144,035	1,457	146,489	50.2	596	\$1.6	\$7.2	\$43,080	\$270.9	\$4
2011	145,909	1,431	148,908	50.8	601	\$1.7	\$7.6	\$43,453	\$268.2	\$4
2012	147,786	1,409	151,226	51.3	602	\$1.7	\$8.1	\$43,793	\$263.7	\$5
2013	149,638	1,361	153,464	51.9	614	\$1.8	\$8.6	\$44,394	\$257.9	\$5
2014	151,496	1,346	155,650	52.4	622	\$1.9	\$9.1	\$44,694	\$255.4	\$5
2015	153,365	1,344	157,842	53.0	621	\$2.0	\$9.7	\$45,388	\$263.3	\$5
2016	155,229	1,329	160,046	53.6	628	\$2.1	\$10.2	\$45,898	\$272.7	\$5
2017	157,113	1,340	162,305	54.1	612	\$2.2	\$10.9	\$46,400	\$280.4	\$6
2018	158,963	1,303	164,561	54.7	598	\$2.4	\$11.5	\$46,881	\$283.4	\$6
2019	160,790	1,280	166,865	55.2	596	\$2.5	\$12.3	\$47,680	\$285.1	\$6
2020	162,599	1,267	169,102	55.8	587	\$2.6	\$13.0	\$48,060	\$289.1	\$6



Total Wage & Salary (000)	Farm (000)	Mining & Construction (000)	Manufacturing (000)	Transportaion, Utilities (000)	Wholesale, Retail Trade (000)	Finance, Real Estate (000)	Services (000)	Government (000)
-----employment (jobs)-----								
47.7	3.6	2.0	7.1	1.5	9.6	1.9	13.9	8.1
50.9	3.8	2.3	7.7	1.6	10.8	1.9	14.5	8.4
53.5	4.2	2.7	8.0	1.7	11.2	2.0	15.4	8.5
56.9	4.4	3.0	9.2	1.7	11.4	2.2	16.4	8.6
59.9	4.4	3.3	10.0	1.6	11.9	2.4	17.4	9.0
62.3	4.8	3.6	10.6	1.5	12.0	2.3	18.1	9.5
64.3	5.3	4.0	10.7	1.5	12.7	2.4	17.9	9.9
65.1	5.4	4.1	11.0	1.5	13.1	2.4	18.5	10.1
66.4	5.4	4.3	11.3	1.5	13.5	2.4	19.0	10.0
67.8	5.4	4.4	11.6	1.5	13.9	2.5	19.5	10.3
69.2	5.4	4.5	11.9	1.5	14.4	2.5	20.1	10.4
70.7	5.3	4.6	12.2	1.5	14.8	2.6	20.7	10.2
72.1	5.1	4.8	12.5	1.6	15.2	2.6	21.2	10.5
73.6	5.1	5.0	12.9	1.6	15.7	2.7	21.8	10.6
75.1	5.1	5.1	13.2	1.6	16.1	2.7	22.4	10.5
76.7	5.0	5.3	13.5	1.6	16.6	2.8	23.0	10.8
78.2	5.0	5.5	13.8	1.7	17.0	2.8	23.6	11.1
79.6	4.9	5.7	14.1	1.7	17.5	2.9	24.0	11.2
80.9	4.8	5.8	14.4	1.7	18.0	2.9	24.4	11.3
82.2	4.7	6.0	14.6	1.7	18.4	3.0	24.8	11.5
83.5	4.7	6.1	14.9	1.7	18.9	3.1	25.2	11.3
84.8	4.6	6.3	15.2	1.8	19.4	3.1	25.6	11.4
86.1	4.6	6.5	15.5	1.8	19.8	3.2	25.9	11.5
87.5	4.5	6.6	15.8	1.8	20.3	3.3	26.4	11.7
88.9	4.4	6.8	16.1	1.8	20.8	3.3	26.8	11.5
90.3	4.3	6.9	16.4	1.9	21.3	3.4	27.3	11.7

